



Marlpit Cottage
Denstone | Staffordshire | ST14 5DH

MARLPIT COTTAGE





GROUND FLOOR

On entering Marlpit Cottage you discover a home with a balance of modern neutral décor and traditional styling with the exposed wooden flooring greeting you in the entrance hall. This continues into the living room with the cosy and naturally lite ambiance with a welcoming wood burner fireplace at its centre as well as offering views over the front gardens via the box window. This leads into the study which is well positioned away from the rest of the house offering peace and quiet and making a perfect home office if required. The kitchen and dining area overlook the rear gardens and are very much designed for modern living with the open plan layout, perfect for socialising and entertaining with tiled flooring throughout and all the modern appliances you would expect for everyday living. Bi-fold doors open to the rear garden and offer a natural flow between inside and out, ideal for those summer days. Off the dining room the lounge offers a more relaxing and tranquil setting perfect for watching television and cozying up in the evenings. A separate utility room sits off the kitchen as well as access to the downstairs bathroom which also continues via the internal hall to a very useful boot room as well as giving further access to rear of the integral garage.

Annexe

The Annexe has an internal door from the dining area and the rear garden via its own entrance and is well presented throughout and can be utilised as an air B&B. It has its own shower room facilities and makes an ideal investment or 5th bedroom for an extended family or elderly relative.









SELLER INSIGHT

“ Sitting on a generously sized private plot with mature gardens, this detached home, dating back to the early 19th century, and separate annex have been modernised and extended for comfortable living. Located in the peaceful village of Denstone, nestled between Uttoxeter in East Staffordshire and Ashbourne in Derbyshire, this semi-rural setting offers easy access to both the Peak District and urban attractions. Set back from the road, the property features a driveway and a garden with fruit trees, wildflowers, and nature-rich hedging. Side pathways lead to stunning south-facing gardens with paved areas for outdoor entertaining. The current owners share their reasons for choosing this property: 'The house itself has loads of character, and we had always loved the plot of land it sits on. The views over the Weaver Hills gave us our "wow" moment when we first looked around.' In terms of location convenience, they note, 'My husband has always travelled extensively for work, and the proximity to airports and the motorway network is the main reason we settled in the area.' The property was transformed into a spacious family home with an extension in 2012, and an additional annex, with its private access and patio, now accommodates Airbnb guests. Denstone is a quintessential English village with a thriving pub, schools, a large farm shop, and picturesque walks. 'The Churnet Valley old railway line is just across the road, and we often walk to the ramblers retreat café in Dimmigsdale.'

'We bought Marlpit Cottage from a lovely couple who now live next door. They have become close friends and are always on hand for gardening advice. On the other side is a couple who are the perfect neighbours.'

'One of the best things about the property is the open plan space and good flow, especially from inside to out. 10 metres of bi folds leading out to a large patio - one of two - from the kitchen/dining area make sure of this!'

'We love having a south-facing garden surrounded by mature trees, ensuring that full sun and shade can be enjoyed throughout the day.'

'Denstone college is just half a mile away and is thriving (they celebrated amazing A Level results in 2023). There is also a good local primary school in the heart of the village. Buses regularly run to Uttoxeter and Ashbourne.'

'We will miss the space and the constant feeling of being connected to the outside.*'

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

The first floor is accessed via the staircase in the entrance hall and is well presented throughout with skylights giving the first floor landing a natural light ambiance. There are 4 bedrooms on the first floor with the master having its own walk-in wardrobe, dressing room and en-suite shower facilities. All the bedrooms are neutrally decorated and light and airy as well as comfortable double rooms, each having their own views towards the peak district and the hills in the backdrop. The family bathroom is modern and well presented and compliments bedrooms 2-4.











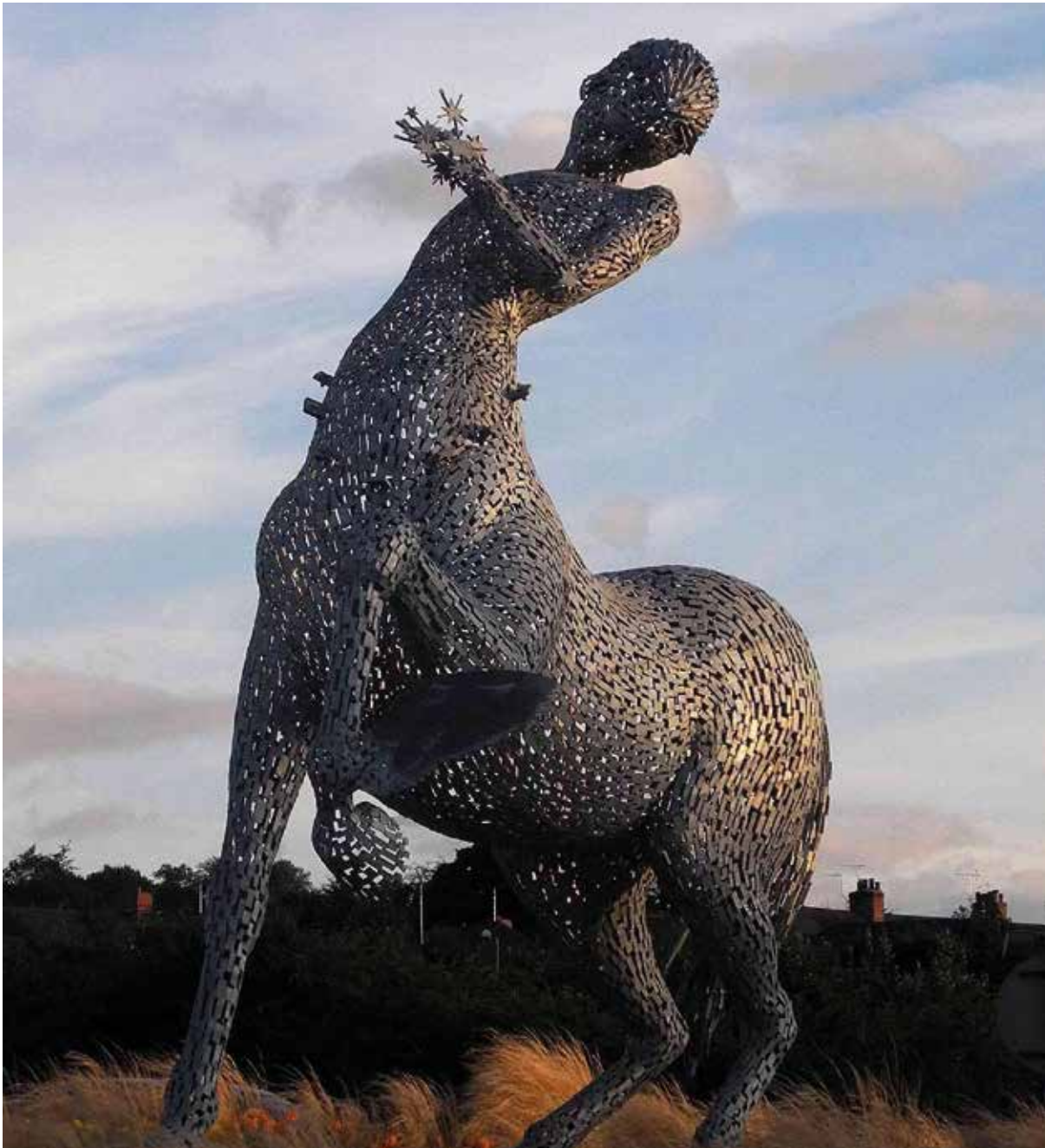




OUTSIDE

The rear gardens are mainly laid to lawn and enclosed to all sides giving privacy as well as being child friendly. There is a substantial patio area adjacent to the rear of the property and to the side. The front offers off road parking for numerous vehicles and is enclosed by mature shrubs with access leading to the front of the double garage.

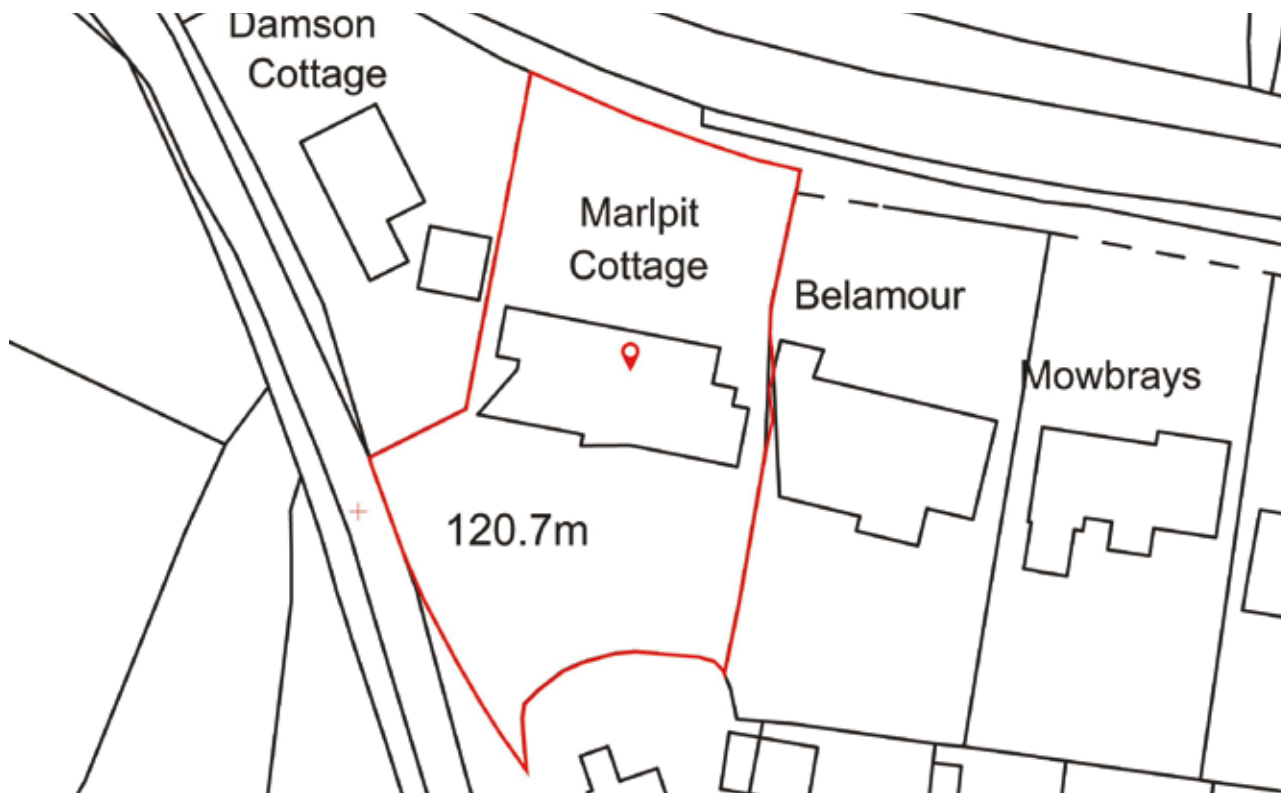




LOCAL AREA

Marlpit Cottage is situated in the lovely village of Denstone, approximately 5 miles from the popular market town of Uttoxeter and 7 miles from Ashbourne. The nearest railway stations are Uttoxeter offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area including Denstone College.





INFORMATION

Services
Oil Fired Central Heating and Septic Tank

Council Tax Band F

Local Authority
Staffordshire Borough Council

Tenure - Freehold

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 01889 228080

Website
For more information visit www.fineandcountry.com/staffordshire

Opening Hours
Monday to Friday 8.00 am - 8.00 pm
Saturday 9.00 am - 4.30 pm
Sunday 10.00am - 4pm



Guide price £950,000

Marlipit Cottage, Alton Road, Denstone, Uttoxeter

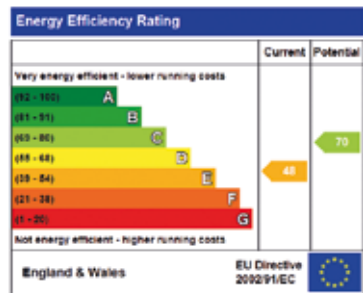
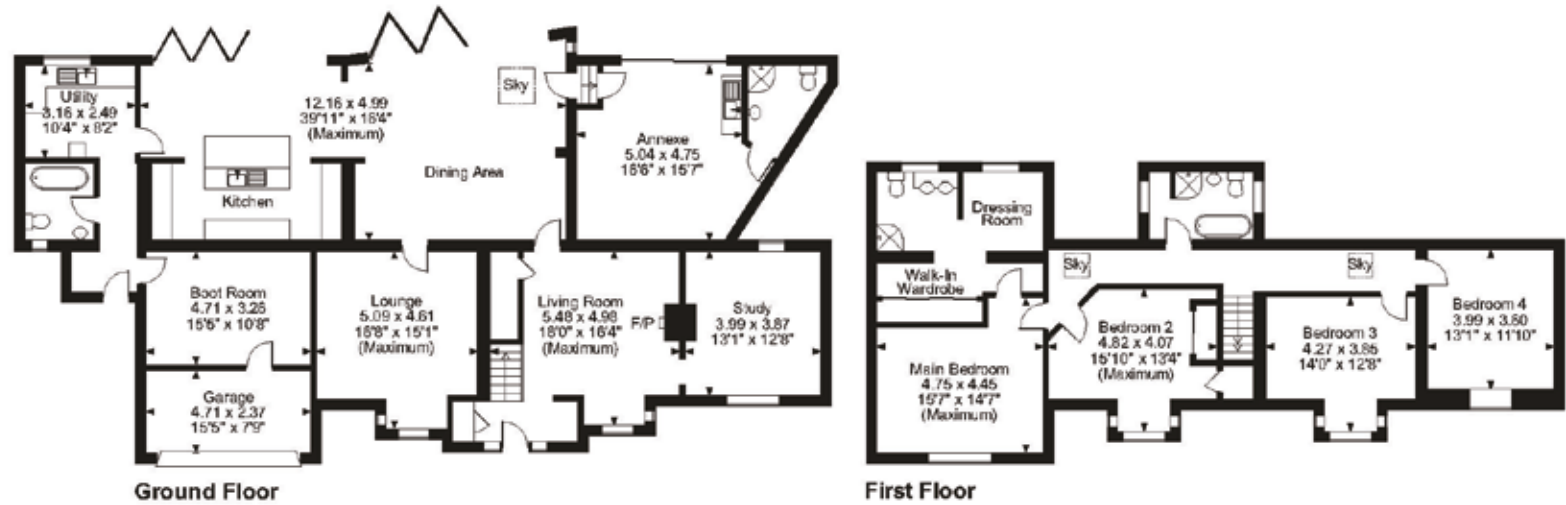
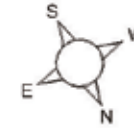
Approximate Gross Internal Area

Main House = 2998 Sq Ft/279 Sq M

Garage = 120 Sq Ft/11 Sq M

Annexe = 313 Sq Ft/29 Sq M

Total = 3431 Sq Ft/319 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KARL RUSK PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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